



'YEW TREE HOUSE' | PINSLEY GREEN | WRENBURY | NANTWICH | CHESHIRE | CW5 8HE | OIRO £595,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

‘Yew Tree Farm’, Pinsley Green, Wrenbury, Nantwich, Cheshire, CW5 8HE

A highly attractive substantial four bedroom, three bathroom semi detached house with majestic views over undulating fields, standing in a wonderful rural location within a short drive of Wrenbury and benefitting from extensive garaging & parking provisions.

The superb accommodation briefly comprises; Entrance Porch, Entrance Hall, Kitchen Diner, Formal Dining Room, Living Room, Utility/WC, Office/Playroom. First Floor Landing, Master Bedroom One with superb far reaching views & Ensuite, Bedroom Two with Ensuite, Bedroom Three, Bedroom Four, Family Bath & Shower Room.

Gardens & grounds extending to approx 3 acres, two separate brick built double garages and additional substantial barn section outbuilding with high ceiling and extensive storage space etc, suitable for a variety of uses.





DIRECTIONS

From the Agent's Nantwich office head east towards Church Lane. At the roundabout take the 2nd exit onto Pratchitts Row/A534. Continue to follow the A534 and at the roundabout take the 1st exit onto Wellington Road. Take the 2nd turning on the right into Park Road & proceed out of town along the Whitchurch Road. At Aston crossroads turn right into Wrenbury Road and proceed through the village. Take the next left turning on the corner onto Pinsley Green Road for approx. 1 mile proceeding over the railway bridge. At the T-junction turn left and take the immediate left turn into the private driveway signed 'Yew Tree Farm'. Bear left & continue to the rear of the first property observed. The impressive property will be observed on the right hand side with views over the fields.

PINSLEY GREEN & NEARBY WRENBURY

The property stands in a delightful rural location within 'Pinsley Green', being a short distance from the pretty village of Wrenbury. The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.





NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1 hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE PORCH

Brick construction with entrance door. Light point & inner door to the Entrance Hall.

ENTRANCE HALL

15' 11" x 8' 3" (4.85m x 2.51m) An attractive space with solid timber staircase rising to the first floor. Light points, radiator & stunning exposed ceiling beams.





UTILITY ROOM / WC

8' 3" x 7' 1" (2.51m x 2.16m) Roll top laminate work surface with space & plumbing beneath for washing machine and tumble dryer, window to the side elevation, low level WC, wash hand basin, radiator, tiled floor.



OFFICE / PLAYROOM / SITTING ROOM

15' 8" x 7' 1" (4.78m x 2.16m) Recessed ceiling spotlights, radiator, double glazed window to the side elevation with pleasant outlook.

KITCHEN DINER

15' 11" x 10' 6" (4.85m x 3.2m) An attractive kitchen diner with pleasant front outlook being comprehensively well equipped with a range of cream coloured wall, base & drawer units to two elevations incorporating work surfaces & inset single drainer sink unit and mixer tap. Recessed ceiling spotlights, double glazed window to the front elevation, complimentary work surfaces lighting, radiator, part tiled walls, door to the rear, stunning granite tile floor. Integrated appliances include: range cooker with fixed extractor over, dishwasher, fridge freezer. Ample space for dining table & chairs.





KITCHEN DINER

FORMAL DINING ROOM





LIVING ROOM





FORMAL DINING ROOM

15' 11" x 8' 8" (4.85m x 2.64m) Beautiful exposed ceiling beams, dual aspect with outstanding views through double glazed windows to the front & rear, continuation of stunning granite tile floor, radiator.

FIRST FLOOR LANDING

Recessed ceiling spotlights, smoke detector, loft access, double glazed window.



LIVING ROOM

15' 10" x 15' 8" (4.83m x 4.78m) Retaining a wealth of character featuring exposed ceiling beams & a magnificent inglenook fireplace with wood burning stove upon raised hearth. Wall light points, 2 radiators, double glazed window to the front with outstanding open views & double glazed French doors to the side. TV & telephone points.





MASTER BEDROOM ONE

15' 10" x 15' 8" (4.83m x 4.78m) Well appointed & generously proportioned with light points, superb dual aspect to front & side with tremendous open vistas, radiator, TV & telephone points. Door to the Ensuite.

ENSUITE SHOWER ROOM

Shower cubicle fully tiled where visible, with attractive mains shower, low level WC, wash hand basin, recessed ceiling spotlights, attractive tiled walls & floor, double glazed window, radiator.





BEDROOM TWO

15' 11" x 10' 6" (4.85m x 3.2m) Recessed ceiling spotlights, radiator, double glazed window with pleasant outlook, TV point. Door to the Ensuite.



ENSUITE SHOWER ROOM

Walk in shower cubicle fully tiled where visible, with mains shower, low level WC, wash hand basin, recessed ceiling spotlights, radiator, attractive tiled walls & floor.





FAMILY BATH & SHOWER ROOM





FAMILY BATH & SHOWER ROOM

An incredibly well appointed family bathroom with luxurious roll top bath upon ball & claw feet & central mixer taps with telephone style shower attachment. Walk in shower cubicle (fully tiled where visible) with mains shower, low level WC, pedestal wash hand basin with attractive tile splash back & wall light point over, recessed ceiling spotlights, extractor fan, stunning tile floor, chrome ladder radiator, sky light.



BEDROOM THREE

12' 3" x 8' 8" (3.73m x 2.64m) Recessed ceiling spotlights, radiator, double glazed window.

BEDROOM FOUR

15' 8" max x 7' 0" (4.78m x 2.13m) Recessed ceiling spotlights, radiator, double glazed window.

EXTERIOR

The property is owned via a track leading from the road, which sweeps around to the property itself and leads to the large parking forecourt and turning area.

An unusual feature is the vast amount of parking space, both on the driveway and in the garages and outbuilding.

There are two sets of double garages and a large section barn with high roof, power and light. For prospective purchasers with a high degree of storage required, this is absolutely ideal and indeed incredibly rare.

There is a pleasant lawned garden to the side of the property with mature tree and bordered by picket fencing. Beyond the driveway are fields, with the property benefitting from extensive gardens & approx. 3 acres of paddock.

BARN

33' 1" x 23' 8" (10.08m x 7.21m)

GARAGE (ONE)

19' 8" x 16' 9" (5.99m x 5.11m)

GARAGE (TWO)

27' 3" x 12' 4" (8.31m x 3.76m)

GARAGE (THREE)

27' 3" x 11' 2" (8.31m x 3.4m)



EPC RATING: D

COUNCIL TAX BAND: TBC

SERVICES

All mains water & electricity services connected (subject to statutory undertakers costs & conditions).

Private drainage & oil fired central heating.

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail:

nantwichsales1@wrightmarshall.co.uk Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.



FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

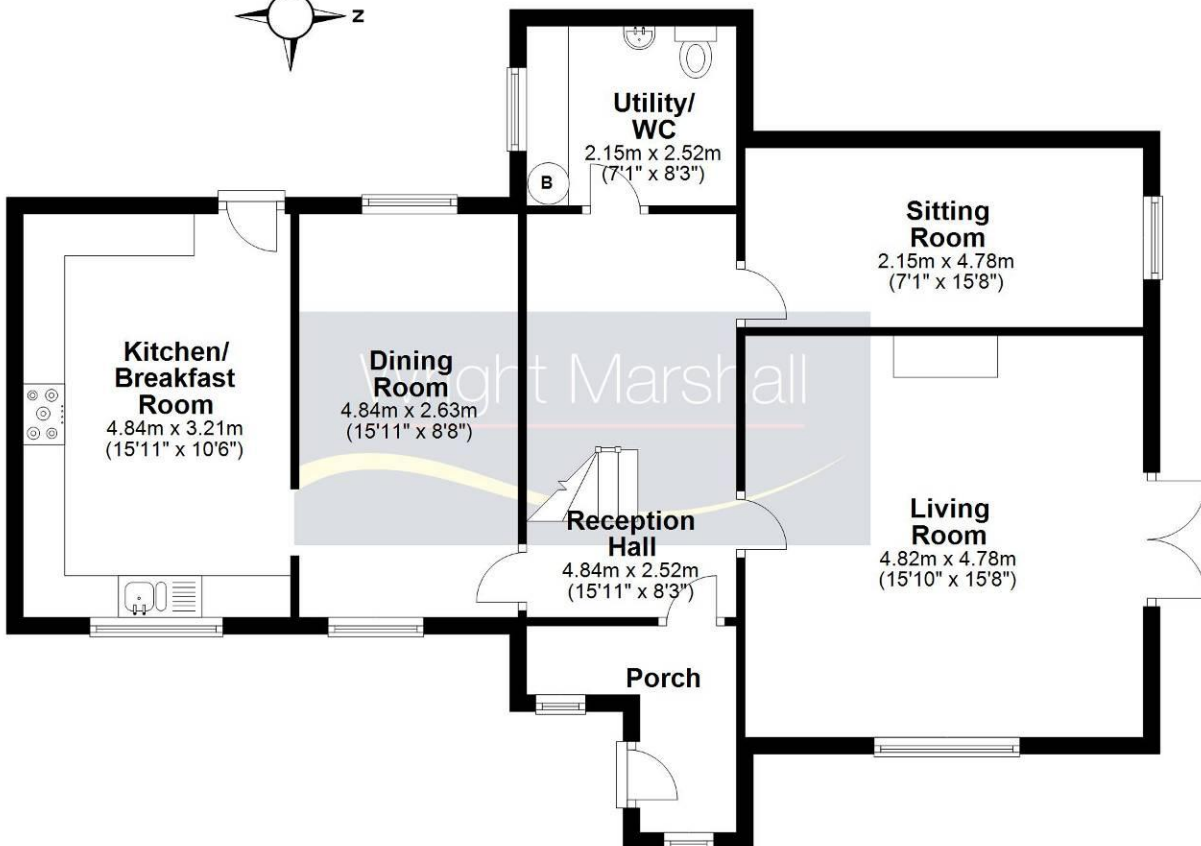
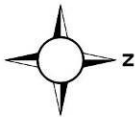
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





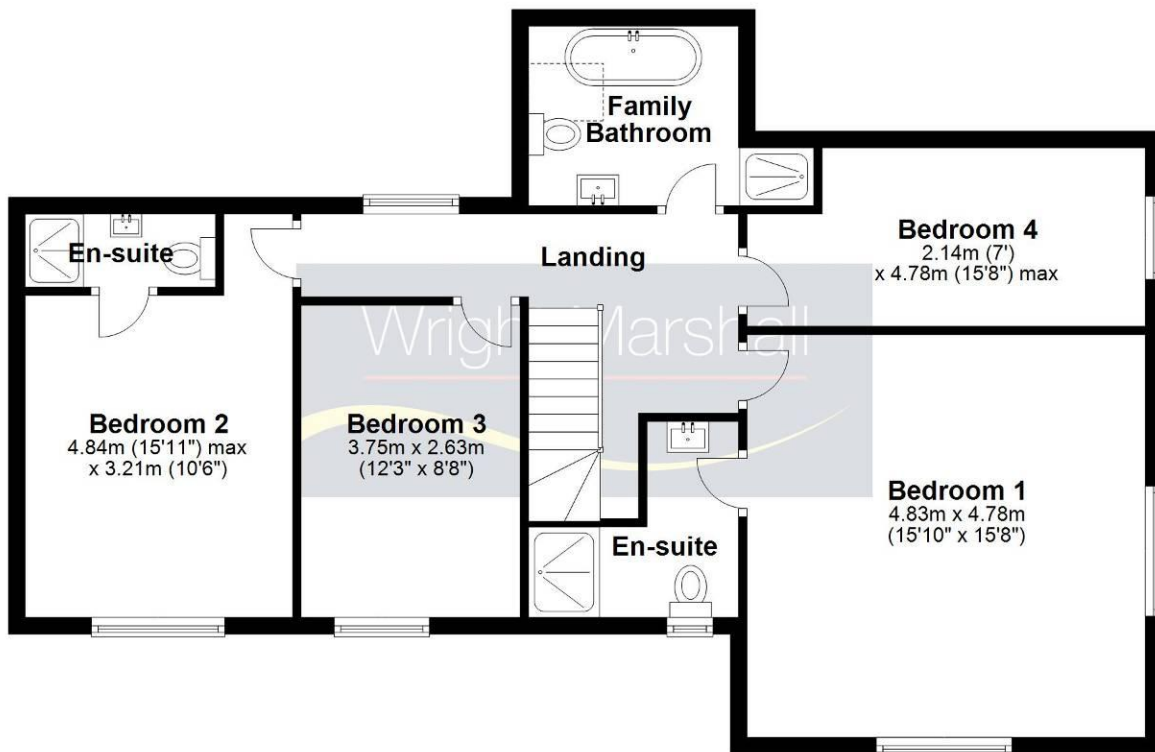
Ground Floor

Approx. 85.9 sq. metres (924.3 sq. feet)



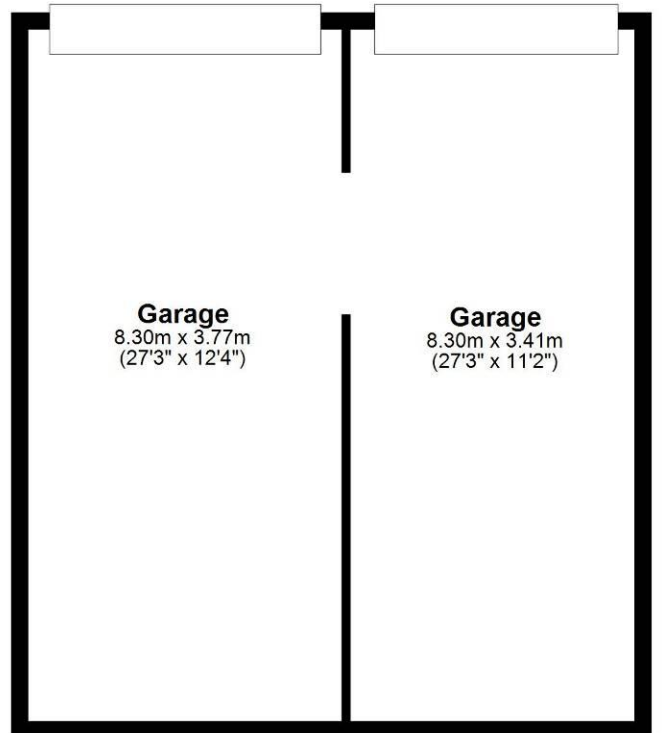
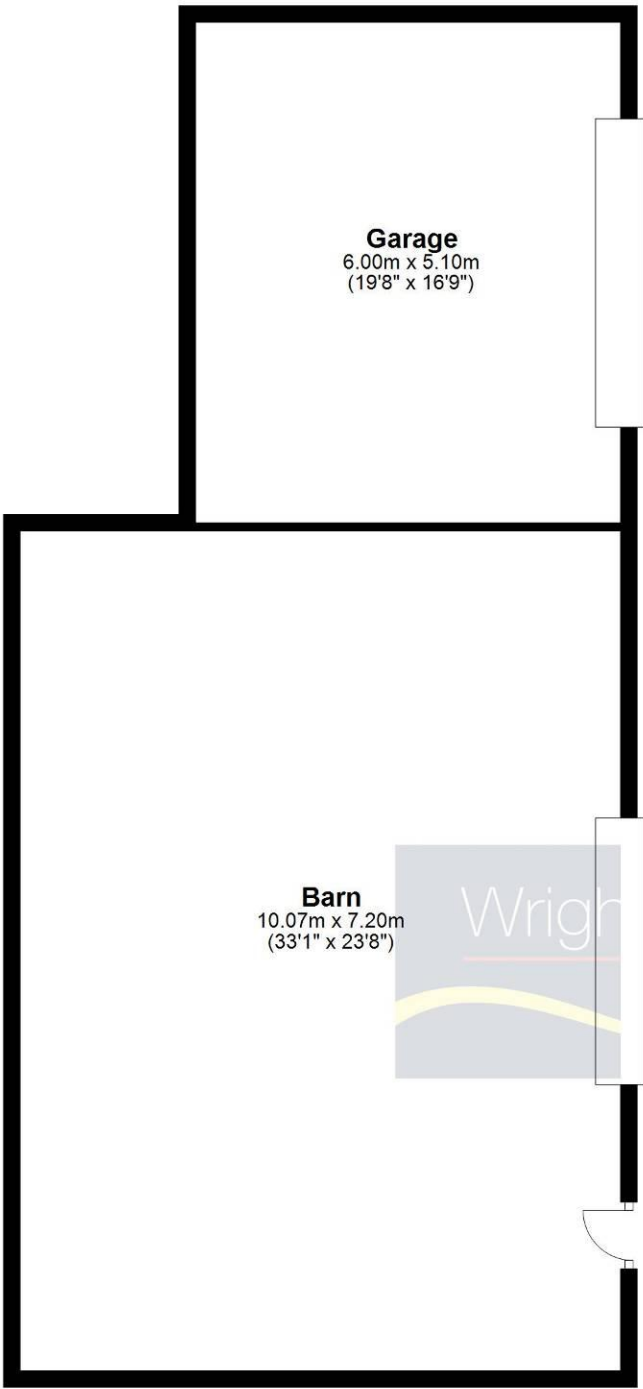
First Floor

Approx. 81.5 sq. metres (877.0 sq. feet)



Outbuildings

Approx. 164.1 sq. metres (1766.5 sq. feet)



Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk